

Rosedale

Rosedale is generally bounded by McNichols to the north, Schoolcraft, Lyndon and Puritan to the south, the Southfield Freeway (M-39) to the east, and Lahser, Fielding, Kentfield and Grandville to the west. The area consists primarily of large single-family homes.

The Rosedale area is one of the healthiest communities in the City. It has the largest percentage of high school and college graduates. This is reflected in the fact that almost forty percent of the households have incomes greater than \$75,000. Over sixty percent of the households are married couples. Rosedale has the lowest percent of vacant housing units, and more than sixty percent of the housing units are valued at \$100,000 or more.

❑ Neighborhoods and Housing

Issue: Rosedale neighborhoods consist mainly of large, two-story, brick single-family homes in good to excellent condition.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Use code enforcement as a tool to maintain the stability of the area.

❑ Retail and Local Services

Issue: Grand River is a rather stable commercial thoroughfare. Residential areas abut the commercial strip. Traffic and parking in the commercial areas negatively impact the adjacent residential areas.

GOAL 2: Improve the appearance of commercial areas

Policy 2.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvements along Grand River.

GOAL 3: Reduce conflicts between commercial and residential areas

Policy 3.1: Develop methods to buffer the Grand River commercial strip from adjacent residential areas.

2000 Census - Demographic Profile



Neighborhood

Rosedale

Total Population

19,370

1990 Population

19,985

1990 to 2000 Change

-615

Percent Change

-3.08%

Race

White Only

1,656

8.55%

Black or African American
Only

17,275

89.18%

American Indian and Alaska
Native Only

53

0.27%

Asian Only

40

0.21%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

81

0.42%

Two or More Races

265

1.37%

Hispanic Origin

Hispanic Origin (Any Race)

103

0.53%

1990 Hispanic Origin

177

1990 to 2000 Change

-74

Percent Change

-41.81%

Gender

Male

9,215

47.57%

Female

10,155

52.43%

Educational Attainment

Population 25 or older

11,879

61.33%

HS Graduate or Higher

10,456

88.02%

Assoc. Degree or Higher

4,493

37.82%

Age

Youth Population
(Under 18 Years Old)

5,697

29.41%

1990 Youth Population

6,341

1990 to 2000 Change

-644

Percent Change

-10.16%

0 to 4 Years Old

1,187

6.13%

5 to 10 Years Old

2,064

10.66%

11 to 13 Years Old

1,008

5.20%

14 to 17 Years Old

1,438

7.42%

18 to 24 Years Old

1,794

9.26%

25 to 44 Years Old

5,520

28.50%

45 to 64 Years Old

5,265

27.18%

65 Years Old and Older

1,094

5.65%

Households

Households

6,606

Average Household Size

2.91

Population in Group Quarters

132

0.68%

Population in Households

19,238

Family Households

5,076

76.84%

Married Couple Family

3,227

63.57%

Female Householder Family

1,530

30.14%

One Person Households

1,343

20.33%

Housing Units

Housing Units

6,835

1990 Housing Units

6,801

1990 to 2000 Change

34

Percent Change

0.50%

Vacant Housing Units

190

2.78%

Occupied Housing Units

6,645

97.22%

Owner Occupied

5,830

87.74%

Renter Occupied

815

12.26%

Housing Value

Owner Occupied Units

5,663

Less Than \$15,000

23

0.41%

\$15,000 to \$29,999

88

1.55%

\$30,000 to \$49,999

199

3.51%

\$50,000 to \$69,999

412

7.28%

\$70,000 to \$99,999

1,470

25.96%

\$100,000 to \$199,999

3,150

55.62%

\$200,000 or More

321

5.67%

Household Income

Less Than \$10,000

422

6.39%

\$10,000 to \$14,999

274

4.15%

\$15,000 to \$24,999

457

6.92%

\$25,000 to \$34,999

519

7.86%

\$35,000 to \$49,999

980

14.83%

\$50,000 to \$74,999

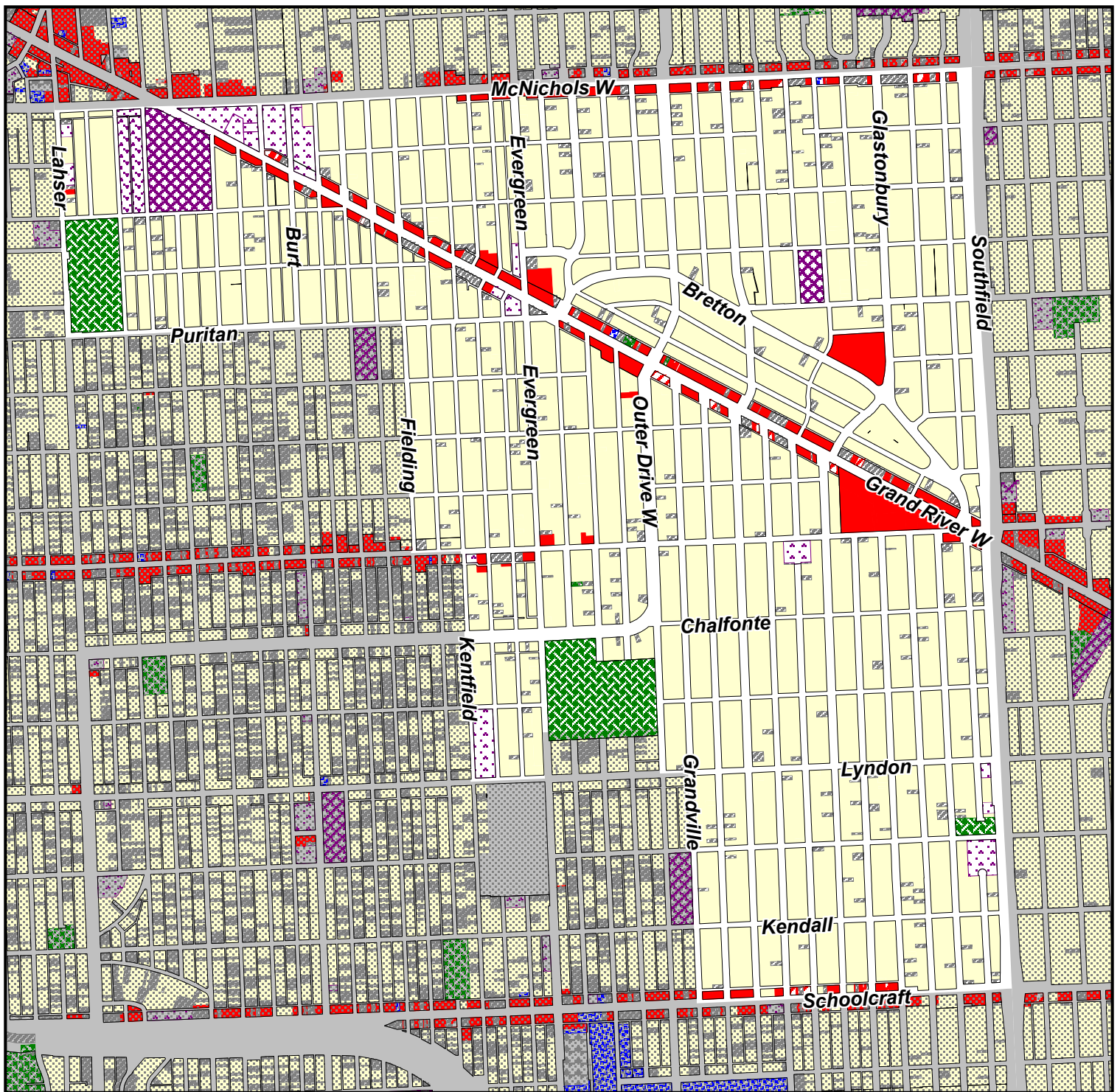
1,493

22.60%

\$75,000 or More

2,461

37.25%



Map 8-4A

City of Detroit
Master Plan of
Policies

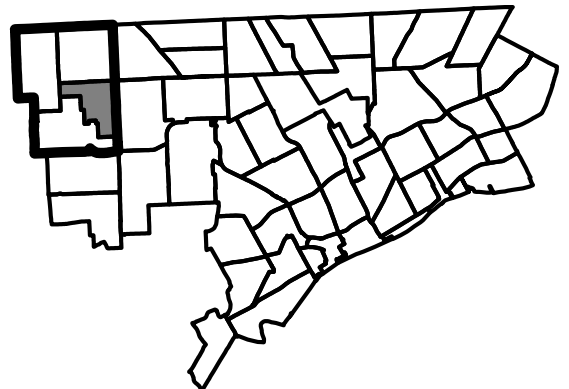
Neighborhood Cluster 8 Rosedale

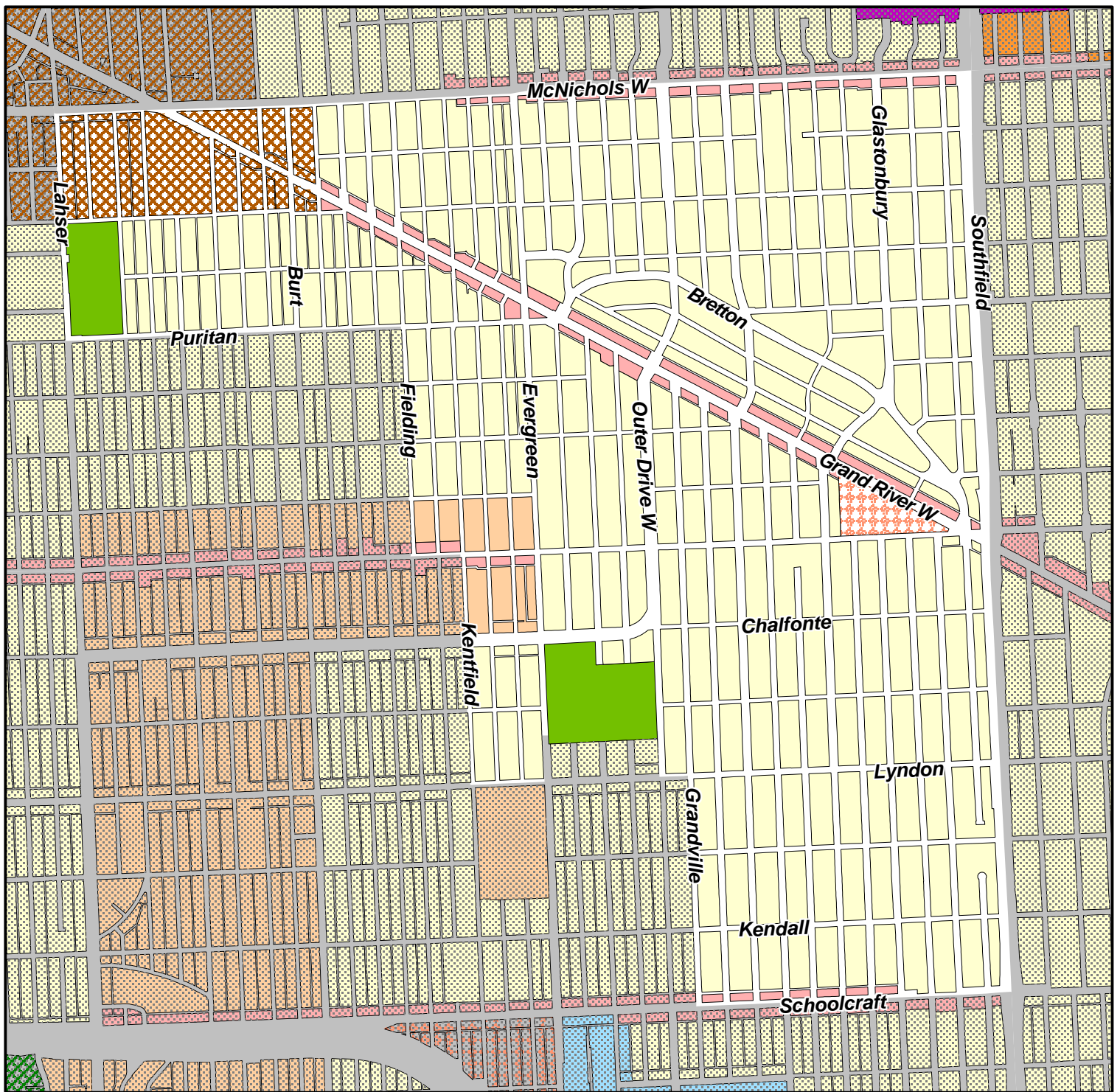


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 8-4B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 8 Rosedale



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

